

Our Agenda...

Monday and Tuesday:
Breakout Discussions

Tuesday Night:

Master Plan Presentation
Project Concepts
Design Standard Overview
Questions/Answers

Real Estate Summary

Real Estate Market Recap												
	Metropo	Antelope	Valley	Downtown								
	Current	10-Year	CAGR	10-Year	Capture	10-Year	Capture					
	Supply	Demand		Demand		Demand						
Housing												
Rental (units)	39,000	11,402	2.6%	694	6.1%	694	6.1%					
Sale (Units)	60,000	40,725	5.3%	718	1.8%	478	1.2%					
Total Hsg	99,000	52,127	4.3%	1,412	2.7%	1,172	2.2%					
Retail (SF)	11,160,000	2,092,222	1.7%	336,006	16.1%	N/A	N/A					
Office (SF)	11,636,000	1,653,400	1.3%	369,340	22.3%	302,010	18.3%					
Hotel (Rooms)	4,166	759	1.5%	N/A	N/A	N/A	N/A					

Source: The Concord Group, US Census, NE DED, ERA

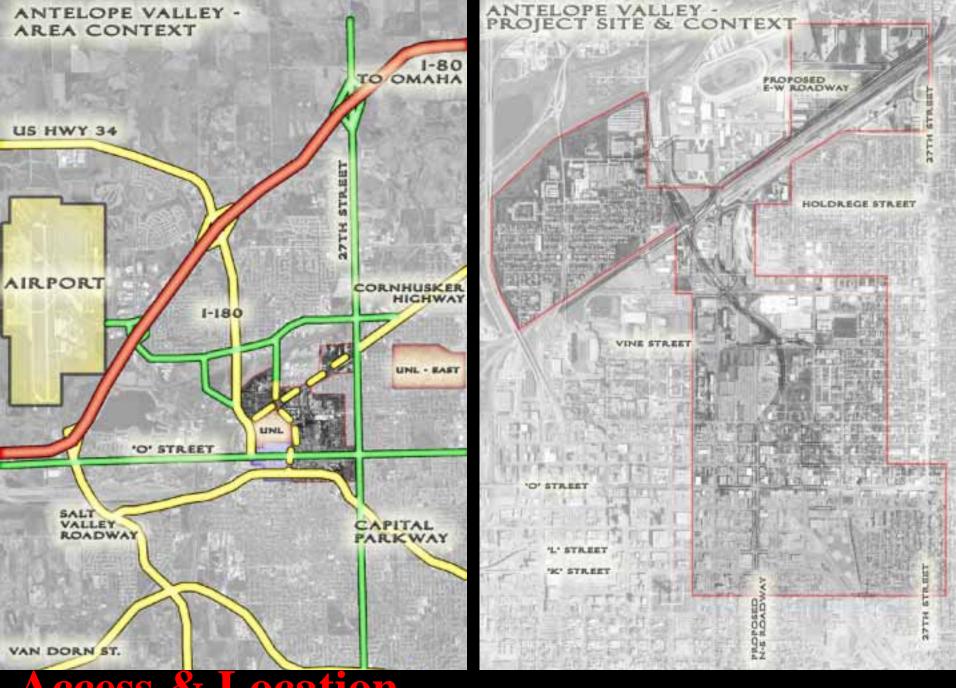


Anticipated Project Phasing

Product Type	Year									
	1	2	3	4	5	6	7	8	9	10
Rental - Midrise										
Rental - Garden										
For Sale - Midrise										
For-Sale - Loft/Hybrid										
For Sale - Rowhouse										
For Sale - Bungalow										
Neighborhood Retail										
Main St. Retail/Entertainment Mixed										
Corporate Office										
Boutique Office Mixed										
Full Service Hotel										

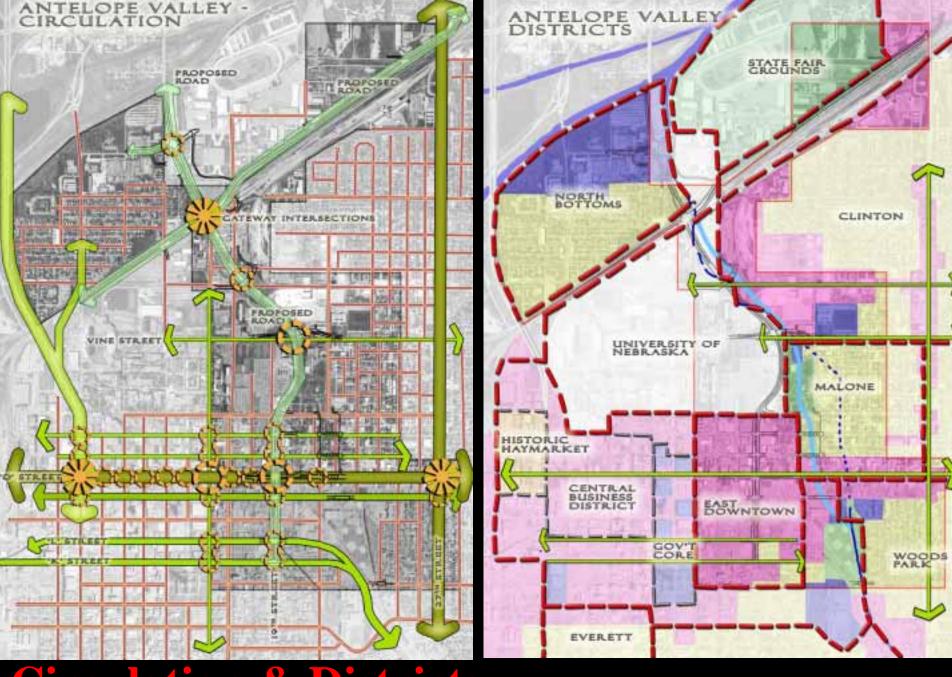
Source: The Concord Group, ERA





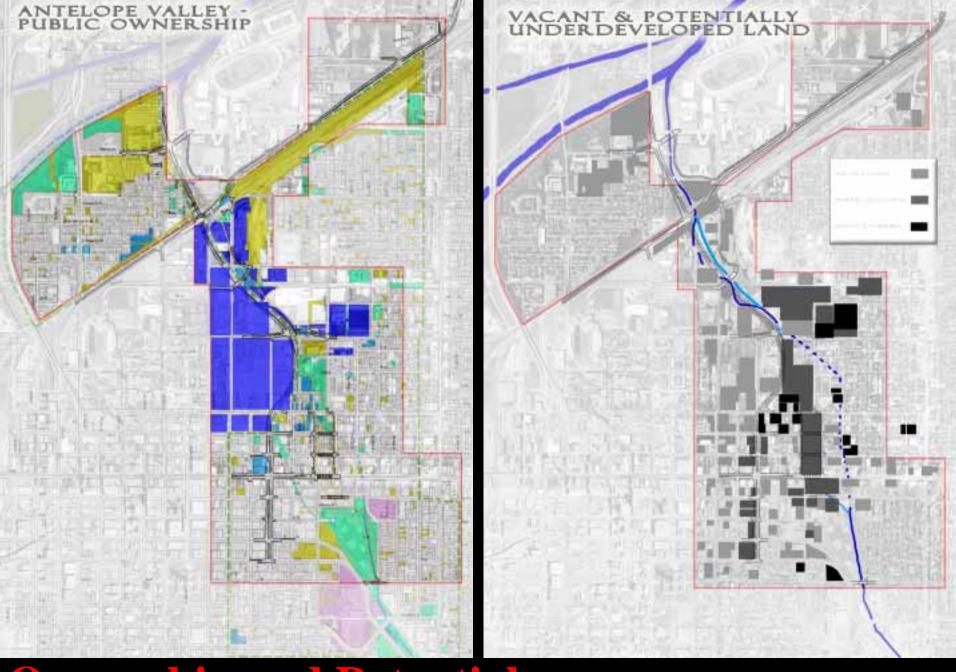


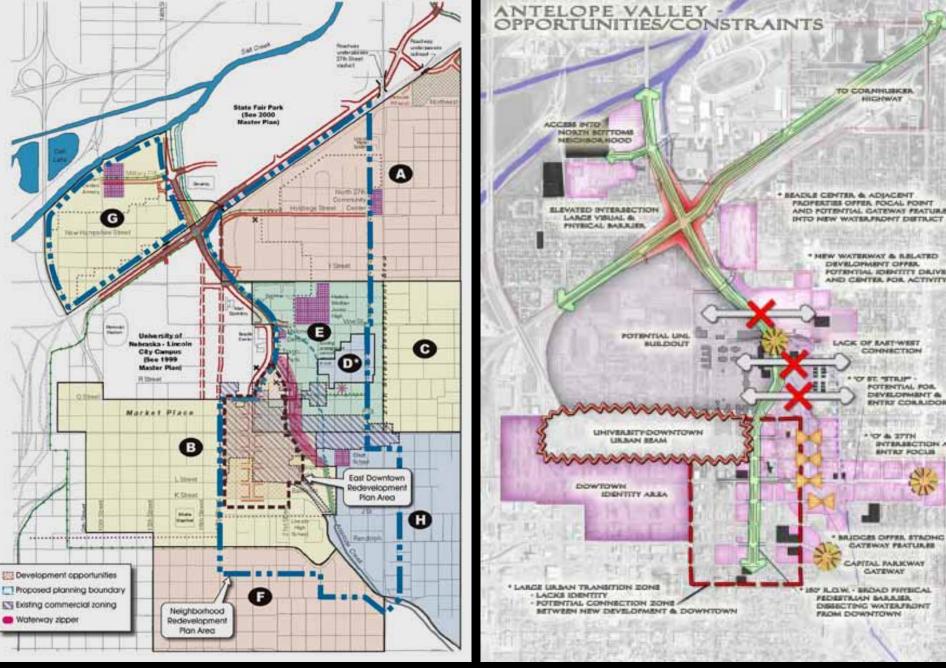
Infrastructure Phasing

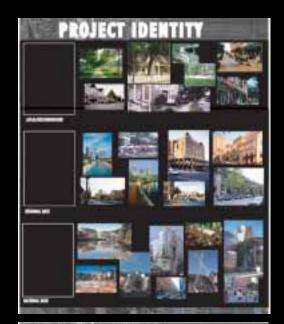


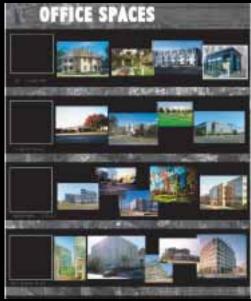
Circulation & Districts

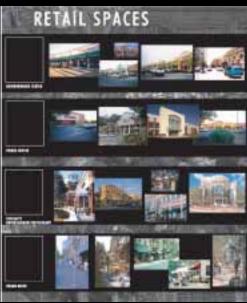




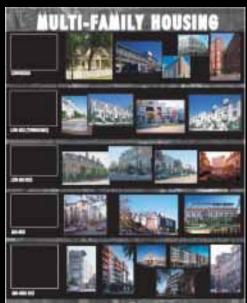










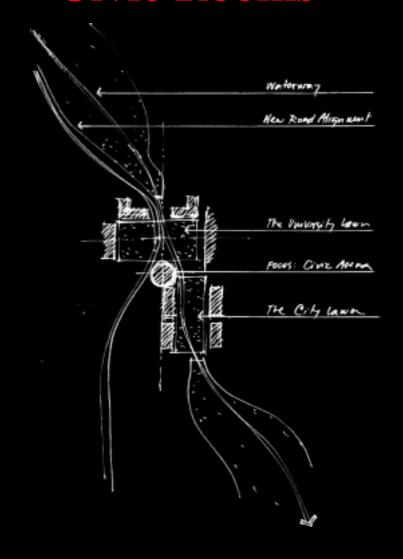




Visual Preferences



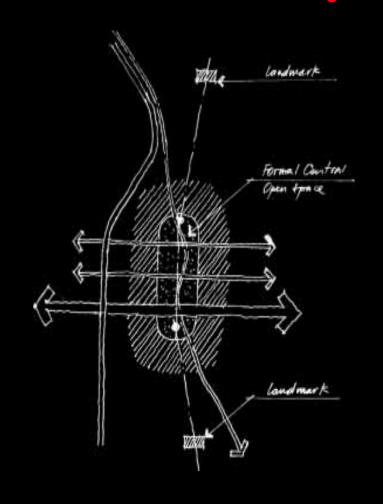
Plan C - "Civic Rooms"



Initial Concepts



Plan B - "Connected City"



Initial Concepts



Plan A - "Serpentine Green"

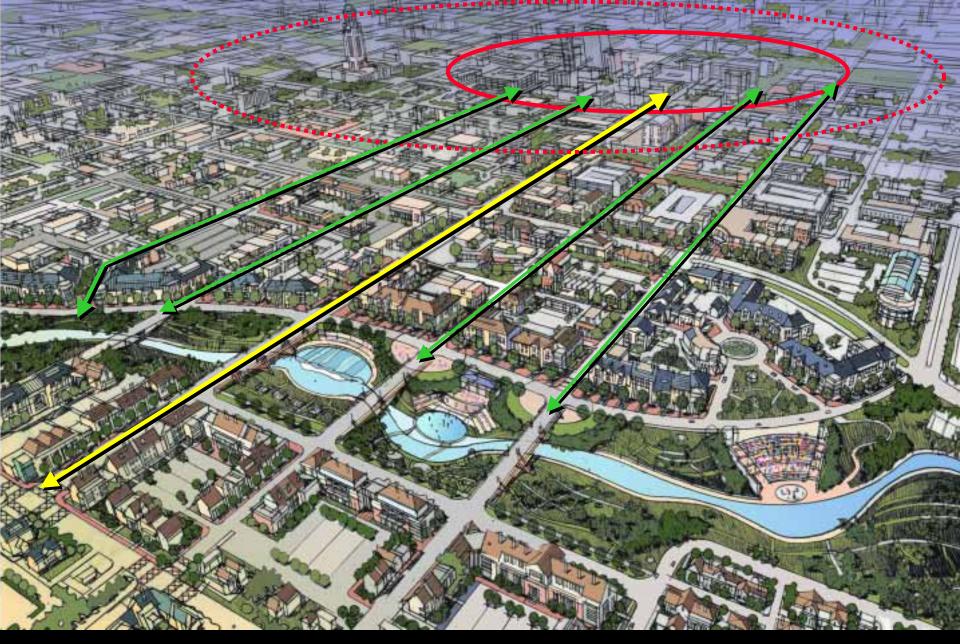
Program Adjustments

Traffic Refinements

Waterway Alignments

ROW Adjustments

Initial Concepts



Antelope Valley Master Plan

Promoting strong connections between downtown and its neighborhoods



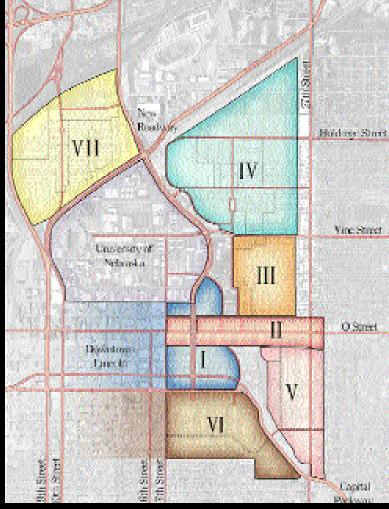
Revitalizing the O Street Corridor



Conserving and strengthening the existing neighborhoods

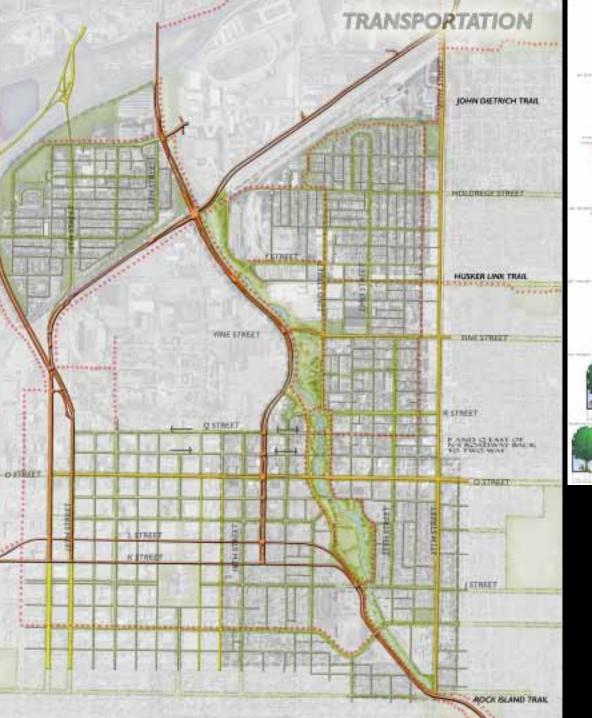


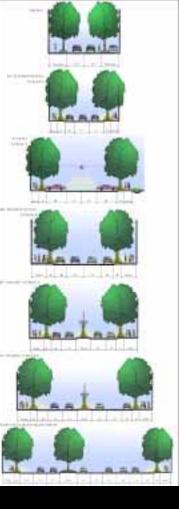


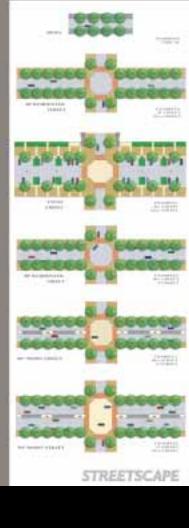


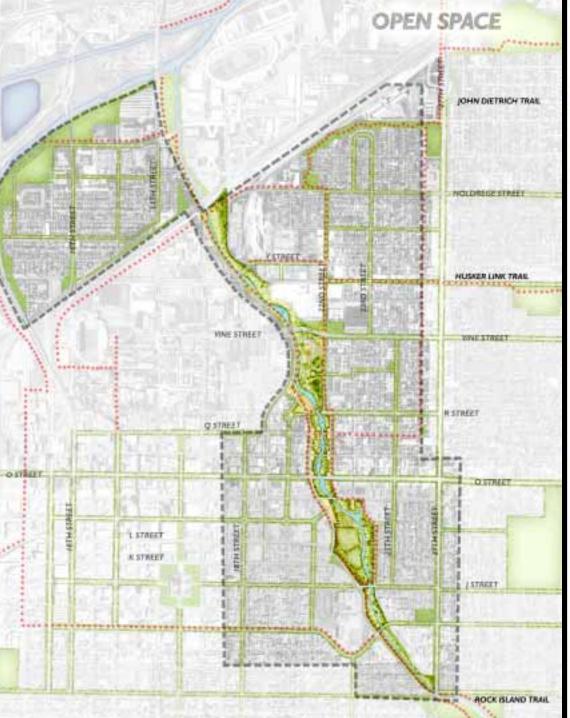
- I. East Downtown
- II. O Street Corridor
- III. Malone
- IV. Clinton
 - V. Woods Park
- VI. Near South
- VII. North Bottoms































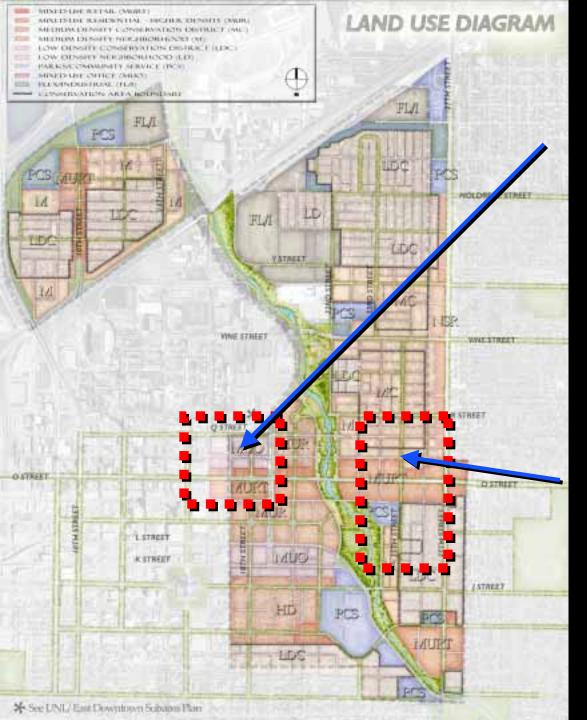


CHARLES WATERWAY.



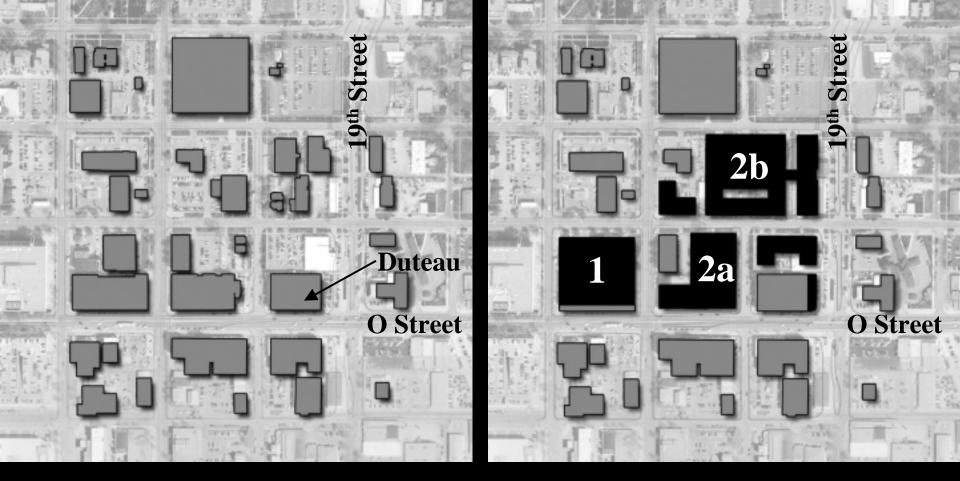






East Downtown Redevelopment District

O Street/
Neighborhoods
Demonstration
District



Before After

Redevelopment Concepts 1, 2: "O" Street Redevelopment District

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Concept 1: Condominium Towers with views to Memorial Stadium and Capitol







1: Potential Program

Mid-Rise Towers $2 \times 48 = 96$ units

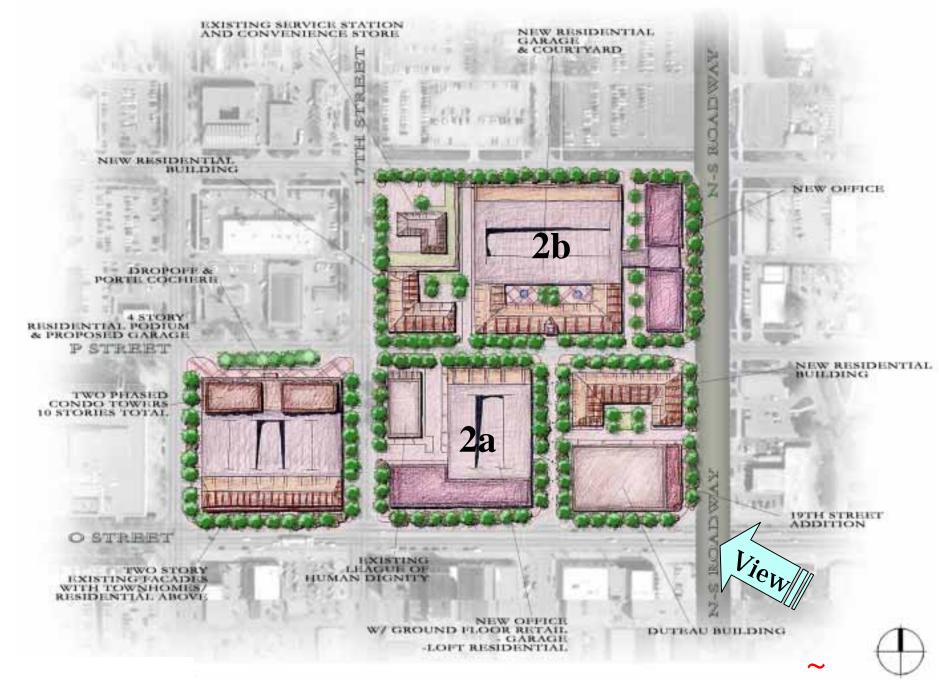
Liner Apt./Hotel $2 \times 40 = 80$ units

Ground Level Retail 11,000 sf

Parking Garage

Concept 2: Loft Office and Housing Infill around Duteau Building







2: Potential Program

Office Building 3 options @ 60,000 sf

Loft Residential 200 units

Ground Level Retail 20,000 sf

Parking Garage



Before After

Redevelopment Concepts 3, 4: O Street/Malone Demonstration

Concept 3: Mixed-Use Residential along O Street with rear Transition Townhomes



NEW GRANNY FLATS EXISTING SINGLE FAMILY NEW TOWNHOMES AND APARTMENT RSTREET CONVERSIONS NEW VILLAGE HOME (SINGLE FAMILY) NEW ROWHOUSES NEW SINGLE FAMILY RENOVATED "SLIP-IN" O STREET NEW TOWNHOMES NEW SINGLE FAMILY COTTAGES W/ PARKING BOULEVARDS NEW TOWNHOMES LEVIEWORK NEW TOWNHOMES & HOME OFFICE UNITS PSTREET PSTREET NEW TOWNHOMES LIVE-WORK & HOME OFFICE UNITS NEW ROWHOUSES NEW TOWNHOMES OSTREET HISPANIC NEW RESIDENTIAL CULTURAL CENTER W/SOME GROUND FLOOR REHABILITATED SERVICE RETAIL EXISTING NEW LOFT 3 STORY RESIDENTIAL BUILDING ADDITION GROUND FLOOR SERVICE RETAIL

V



3: Potential Program

Mixed-Use Apts. 90 units

Trans. Townhomes
25 units

Ground Level Retail 25,000 sf

Parking Courts

Concept 4: Contextual Infill Residential (Townhomes, Row Houses, Single-Family)



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SERVICE RETAIL

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Slip Ins

Creating owner motivation is the biggest challenge.

Re-orient the building to the street by adding stoops, porches, landscape, etc.
Accessing density on each side for transition.



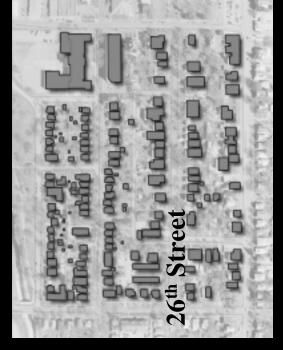
4: Potential Program

New Single Family 11 units

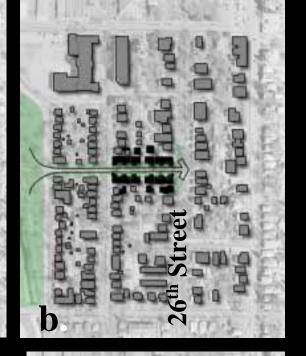
Row/Townhomes 18 units

Apartment Homes 8 units

Parking Courts







Before

After

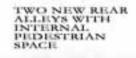


Redevelopment Concept 5:

Woods Park Demonstration c









NEW STREET EXTENDED FROM L THROUGH TO 26TH





NEW DRIVE WITH INTERNAL PARKING COURTS AND GREENSPACE





5: Potential Program

Before (Existing): 8 units

After (Constructed): SF, Town, Row, Carriage, Zero

Option A: 18 units

Option B: 12 units

Option C: 16 units



Before

After



Redevelopment Concept 6: Grocery



Concept 6: Grocery Store within Mixed-Use Infill Development Context





Option A:
Grocery Store
43,000 sf
Additional Retail
12,000 sf

Option B:
Grocery Store
45,000 sf
Additional Retail
34,000 sf
Loft Housing
44,000 sf



Antelope Valley Design Standards

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Table of Contents

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Gan	Introduction 11. Design Enseignic Approach 12. Project Size & Contest 13. Union Design Facustrosis.	4 2		2.4 Special Character Acres Datestops EASC Office Therboart Enerylle E1	2T 2E 20		H
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	 Wanta Fash Heighbooksool Hear Braich Heighbooksool 	38		Materials & Color Distributor & Farbing	31 34		
	vii. Elnéh Bréwn Heighkochond	20		Chinkmar Sparres	37		
	1.6 Meighborhood Conservation Districts	21		Maintial & Thrimmy Loading Assa Esterios Humination	38		
Twe	Mised-Use Office : MUO			Erneing	20	L	
	2.1. Deterolarities	2		Economica	21		
	33 Design Costenii 33 Design Costellaru	2		Danni Furniture Faring	22 23		
	Bite Design	4.		3.4 Special Character Arms	24.	l	
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Table of Contents

	Materials & Color	31.		٦.	. 6
	Discretunger & Faching	3.6	Nice Medium Density Meighburhouds : M. MC	1	=1 III-
	Database Spares	37	6.1. Introduction I	1	86 B
	Material & Delivery Loading Area	37	6.2 Throign Contrats		801.5
	Kariwing Harmington	38	6.5 Design Christelium 6		200-70
	Francisco	20	Eire Design	1	
	Exercise	21.	Discrimage 4		
	Discret Pursitions	22	Open Iguans 8		
	Turing	2.8	Building Looping 2	1	
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	5.1. Determination		Lighting 21	1	
	6.2 Design Content		Building Forms 22		
	5.2 Design Chaldrings		Failing Materials 20	1	
	Bite Thesign	2	Additions Character Electric 20	\vdash	
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	Landonping	3.6	2.1. Introduction 8	1	
	Allega Se Empire Arman	38	3.2 Elevigo Contento II	1	
	Frimary Building Leals & Freez	36	3.8 Design Christelium 6	1	
	Johann Se Beralte	36	Site Design	-	
	Dunges	21.	Zinerionger d		
	1.ighting	22	Opes Ipans 1	1	
	Building Forms	2.6	Building Loostins 7	1	
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	Additions Character Elevania Additions Man & Ende	28	Landersping 13	1	
	Description Disaster to court	30	Alleys in Devoice Assoc 14.	1	

Design Standards

Introduction
Neighborhood Strategies
Conservation Districts
Planning Zone Guidelines

MUO MURT MUR HD MD, MDC LD, LDC

Appendix

Design Specifications Housing Prototypes

RIKL

i. East Downtown District



The Basi Covenience District is that area stellment by the Antelope Carelo Pushway, the Captiol Fasteray, 17th Sinney, and the UST. Campus ridge. Di in instrument to her magnitud. For entired, core attentions per out resimilated in \$11 development revisationing sandendered speed hand, reconstring less existing structures, until nephializing on inferent syrungin of salting and open space. Due to the represented regions of the Basis Downtown preventing, this Distant and have a left identite defend through its visiting in unbinerium building usage, simplesque delimites and size density

The Hast Descriptors District is computed of these planning teness blassifiles Estabolial (MUE), Massi-Use CHine (MUC), and Massi-Use Estad (MURT).



These standards identity the unique district opportunities and City's expectations

RIKI.

Lincoln: Andeloge Valley Design Standards

Page 14

CHARLENATION CHARLES

STANDARDS

APPROACH

STREET STREET

UNIONSHIP

PHANEVIORS

MATEL OF EVALUATION

MARTINE PLAN

CONTRACT

Design Guidelines

2. Entiting Massing & Height

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- 2.4 <u>Hardware Comment Manning</u>. If groupes are in the involuted at a more point it less in the plan, pushing gauges are made ded from an interaction. Implied interactions used are representaged in the mandated by the development it does remon, not of public view. In other manufacture, gauges shall one be talked that the bandings they cannot be the reference.









SITE DESIGN

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STREETSCAPE

DUTDOON. SPACES The standards address building massing, issues related to quality, site design, and landscaping

Site Design

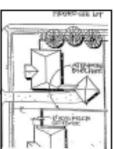
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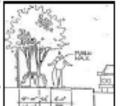
no. From Yard - The feart part of a property should be similar in character to feat of adjacent properties. A pullway shall be provileading from the side with to the every. Propositionian wallsongs are recomminged in under to maintain the historic pattern. Hard earliest for patient, increase and drives should be minimized. Multi-Parady houring shall be oriented toward the storet in a margor similar to that of traditional single family entideness.

no. France & Hesken. - Person and hesiges may be used to define a pand. Persons in the feart yard are not allowed. A municious bright of six feet (6) is allowed. To norme computability, all feece design. Humaghout the community shall be constructed of wood, toos, or maximize. If these is a "finished" side, it must be the yubbic side. Diagramal denoting in state by produbitions. The obsist link in promitted.

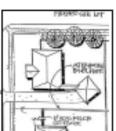
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was France Langeth - Persons on our than thirty first in langth compains planting Indites





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STREETSCAPE

STANDARDS AND

LINESCAPING

They have less to do with specific architectural style; more to do with how the buildings "perform" within their neighborhood context.

These standards are not

intended to be zoning, but

something to compliment

the zoning ordinance.

Secondary Text

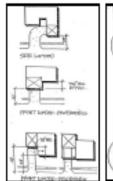
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RIKL

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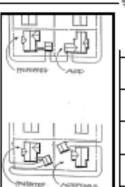
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Lincolno Antelope Talley

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Lincolno Antelope Talley Berige Stenderds

Page 152



Anticipated Project Components

Product Type	Density	Project Scope		Buildout	
	DU/Ac or FAR	Units or SF	Projects	Units or SF	Acres
Rental - Midrise	30 - 50	60 - 100	6	500	12.5
Rental - Garden	18 - 32	60 - 100	11	900	36.0
For Sale - Midrise	40 - 60	40 - 70	5	290	5.8
For-Sale - Loft/Hybrid	18 - 36	10 - 50	11	325	12.0
For Sale - Rowhouse	12 - 20	10 - 30	14	275	17.2
For Sale - Bungalow	6 - 10	1	175	175	21.9
Neighborhood Retail	0.33	100,000	2	150,000	10.4
Main St. Retail/Entertainment Mixed	1.00	5,000	36	180,000	4.1
Corporate Office	0.50	100,000	6	590,000	27.1
Boutique Office Mixed	1.00	5,000	16	80,000	1.8
Full Service Hotel	1.00	60 - 200	N/A	N/A	N/A



RTKL

Source: The Concord Group, ERA



Antelope Valley Master Plan